

PLANNING BOARD MEETING

TIPP CITY, MIAMI COUNTY, OHIO November 10, 2009

Meeting

Chairman Mike McFarland called the meeting of the Tipp City Planning Board to order at 6:15 p.m.

Roll Call

Roll call showed the following Board members present: Mike McFarland, John Berbach, and Joseph Gibson. Newly appointed Board member Tina Davis was also present. Mayor Tim Evans swore in Ms. Davis to serve an unexpired term that expires December 2010.

Others in attendance: Assistant City Manager Brad Vath, City Planner/Zoning Administrator Matt Spring and Board Secretary Marilyn Fennell. Sarah Negley of Spring Hill Nursery/Gardens Alive was present.

Approval of Minutes

October 13, 2009 Meeting

Mr. McFarland **moved to approve the minutes of the October 13, 2009 meeting as presented.** Mr. Gibson seconded the motion. Motion passed 4-0-1. Ms. Davis abstained as she was not present at meeting.

Items not on the Agenda

There were no comments on items not on the agenda.

NEW BUSINESS

Deadline Dates

Mr. McFarland announced the deadlines for the December 8, 2009 meeting as follows: Preliminary Plans, Final Plats and Site Plans- November 16, 2009, 5:00pm.

Spring Hill/Gardens Alive Nursery, 457 E. Evanston Rd., IL 2632- I-1 zoning- Site Plan- Approval sought

The only business item before the Board was a request by Spring Hill/Gardens Alive Nursery. The applicant was requesting site plan approval for 1) a 42' x 24' expansion of the existing equipment & storage building, 2) the addition of a 20' x 48' greenhouse, 3) the addition of a 32' x 48' greenhouse, and 4) a 1,939.5 sq. ft. addition to the existing off-street parking area.

(Board member arrived)

(Mr. Springer arrived at this time, 6:25pm.)

The addition to the Morton Building would be a 2-sided, 1,008 sq. ft and would extend the existing building to the east. It would maintain the 50' setback from the south, 50' from the west side, and 219' from the east property line. It would be approximately 2543' from the north property line. The original building was approved on November 18, 2003. The total square footage of the building would be 3,528 sq. ft.

The first greenhouse would be a breeding house and would be constructed of poly-vinyl hoops with solid end caps with ventilation louvers and doors. The setbacks were given in the staff report. The location will be 30' east of the proposed eastern expansion.

Mr. Springer continued that the second greenhouse is a solid polycarbonate construction and would also be utilized as a breeding house. The setbacks were given for that building. The greenhouses would be placed on a 6" gravel base. There would be a potting area

between the two greenhouses. The graveled area would not be utilized as an off-street parking area.

Mr. Spring continued with the notes on the parking. The number of parking spaces required for the Morton Building (3,528 sq. ft.) is 4 which are based on 1 space for every 4,000 sq. ft of gross floor area and the number of employees on the largest work shift which is 3 (1 + 3=4 off-street parking spaces). The greenhouses are delineated as plant propagation (manufacturing) and the number of employees were already included in the first calculation. The original plan approved 11/18/03 provided two off-street parking spaces and the new proposed plan depicts two additional spaces thus providing the 4 required spaces and they will need to be striped.

Code §154.074(l)(3)(c) requires wheel stops adjacent to sidewalks, fences and walls. There are none of these features so the wheel stops are not required. The number of required handicapped spaces is 0, due to none are required for locations requiring 0-24 spaces.

Mr. Spring further stated that the site is abundantly landscaped with existing and professionally planted trees, bushes and perennials. This exceeds the landscaping requirements for off-street parking areas.

Mr. Spring said the applicant has proposed that the Planning Board approve the following modifications to the off-street parking requirements:

1. A waiver of the curbing requirement. Code §154.074(l)(3)(b) requires that all parking areas shall be bounded by curbs 6" in height. Staff notes that the original off-street parking area was approved by the Planning Board on 11/18/03 without the curbing requirement (waived). The applicant requests that this waiver be continued with this expansion.
2. A waiver of the lighting requirement. Code §154.061(O)(6)(b) requires that off-street parking areas be illuminated with a minimum of 2 lumens per square foot. Staff notes that the original off-street parking area was approved by the Planning Board on 11/18/03 without the lighting requirement (waived). The applicant requests that this waiver be continued with this expansion, with no public utilization of the facility and no evening hours of operation.

Mr. Spring said the applicant proposes to remove the existing two on-site detention ponds adjacent to the proposed addition to the Morton building and create a new basin south of the hoop house and breeding house. In addition, the existing 4" tile, drain, and overflow will be relocated as a part of this reconfiguration of the storm water detention system. Staff noted that the City Engineer has approved the proposed storm water detention plan and calculations and the applicant is to provide an as-built certification by a Professional Engineer stating that the detention basin, its pipes, and appurtenances were constructed in accordance with the design and will operate in conformance with the Tipp City rules and regulations prior to the issuance of a Certificate of Occupancy.

Mr. Spring noted there was a small detail on the site plan, which

states a 3" orifice is to be used rather than the 3.5" orifice as previously noted on the plan. City Engineer Vagedes approved the 3" orifice.

Mr. Spring summarized by stating that prior to consideration of approval, the Planning Board should consider the requested waivers of lot lighting and curbing as noted above. Once these requests have been decided, staff recommends approval of the site plan with the following conditions, with any waivers also specifically noted:

1. Waivers if appropriate:
 - a. Grant a waiver to Code §154.074(I)(3)(b) to allow the construction of the parking lot without curbs.
 - b. Grant a waiver to Code 154.061(O)(6)(b) to waive the 2 lumens per square foot lot lighting requirement.
2. An as-built certification by a Professional Engineer shall be provided to the City of Tipp City stating that the detention basin, its pipes, and appurtenances was constructed in accordance with the design and will operate in conformance with Tipp City rules and regulations.
3. Prior to the commencement of construction, the applicant must obtain an approved Zoning Compliance Permit from the City of Tipp City, plus any required Building Permits from Miami County.
4. The applicant must obtain authorization/approval from the Planning Board for any proposed modifications to the approved site plan **prior** to the construction or undertaking of any such proposed modifications.

Sarah Negley was present to represent Spring Hill Nursery. Mr. McFarland asked if the new building addition fell into a ground swale as shown on the site plan. Mr. Spring said the finished floor elevation is 916' and there is a proposed swale at 914' and that is part of the approved detention by the City Engineer. Mr. McFarland asked if there are any existing night lights. Ms. Negley said there is one on the outside of the building, on the parking side. Mr. McFarland asked if there were going to be any other lights for security. Ms. Negley said there were no plans to install any other lights. Mr. McFarland asked the purpose of the expansion. Ms. Negley said their research and development department is split up now so there is some at the Elm Street campus and part here on Evanston so now they will all be at one location. Mr. Springer asked if there would be any increased truck traffic. Ms. Negley said there would not be.

Mr. McFarland asked if the neighbor had any concerns or if they were notified. Mr. Spring said they were not and there have been no complaints from the neighbor. There being no further questions, Mr. McFarland **moved to grant the waivers on Code §154.074(I)(3)(b) to allow the construction of the parking lot without curbs and a waiver to Code §154.061(O)(6)(b) to waive the 2 lumens per square foot lot lighting requirement and to approve the site plan for 457 E. Evanston with the following 3 conditions:**

1. **An as-built certification by a Professional Engineer shall be provided to the City of Tipp City stating that the detention basin, its pipes, and appurtenances was constructed in accordance with the design and will operate in conformance with Tipp City rules and regulations prior to the issuance of the Certificate of Occupancy/utilization of**

the structure.

2. Prior to the commencement of construction, the applicant must obtain an approved Zoning Compliance Permit from the City of Tipp City, plus any required Building Permits from Miami County.
3. The applicant must obtain authorization/approval from the Planning Board for any proposed modifications to the approved site plan prior to the construction or undertaking of any such proposed modifications.

Mr. Springer seconded the motion. Mr. Berbach said he would have liked to see more lighting for the employees in the parking area but would support the motion. Mr. McFarland called for the vote. Motion passed 5-0.

Old Business

There was no Old Business to discuss.

Miscellaneous

City Council Reports:
October 19, 2009- Mr.
Springer

Mr. Springer attended the October 19th meeting and reported there was an ordinance passed to purchase acreage for the new water tower on Success Circle.

Oct. 26, 2009 CIP- Mr.
McFarland

Mr. McFarland and Mr. Gibson both attended the 5-Year Capital Improvement Plan review meeting with City Council. The main consensus was that any equipment that is not broken and still running will be delayed 1-2 years for replacement. This included some of the technology equipment.

November 2, 2009- Mr.
Gibson

Mr. Gibson said at the next Council meeting, November 2nd, it was reported that the total savings on that issue was around \$164,000 over the next 5 years. Mr. Vath clarified that there was the deletion of a backhoe, about \$87,000 from the CIP, also a pickup truck, some of the IT computers and servers. There was a bit of savings on some debt service. Mr. Gibson continued that there were also several ordinances passed accepting the street improvements and the water lines and electrical for the extension of Kinna Drive. There was an ordinance approving the subdivision of Inlot 4061 for Jaydee Blair. Ms. Davis was approved to fill the unexpired term on the Planning Board.

Board member comments

Mr. Springer asked if there would be year-end review on Planning Board items. Mr. Vath stated there were no items that were incomplete. There were 3 items outstanding from prior years that the department is working on, mostly detention certifications. Mr. Springer also asked about the traffic signal/fiber optic project. Mr. Vath said the poles have been ordered but there is a 16-20 week lead time on the delivery. Mr. Springer also welcomed Ms. Davis and congratulations to Mr. Gibson for being elected to City Council.

Mr. Gibson reminded the Board members about the Town Hall meeting at 7:00pm downtown. He welcomed Ms. Davis to the Board.

Ms. Davis said she was glad to be on the Board and she was anxious to see how the City works.

Mr. McFarland thanked all for coming early to this meeting.

Statement from Springhill read

Ms. Negley read a statement from Springhill's research and development director, Felix Cooper. (copy attached)

Adjournment

Mr. Berbach **moved that the meeting be adjourned.** Mr. Gibson seconded the motion. Chairman McFarland declared the meeting adjourned at 6:42 pm.

Michael McFarland, Planning Board Chairman

Attest: _____
Marilyn Fennell, Board Secretary